



15.11±
Acres

OFFERING MEMORANDUM

SHELBY CROSSING

1550 GREENWAY DRIVE, SEBRING, FL 33870

J. MICHAEL STRAHAN, ALC, CCIM, MAB
Broker Associate
D. 813.287.8787 x5
M. 850.585.8280
michael@thedirt dog.com



All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase 15 acres of high-density residential land located adjacent to the Shops at Shelby Crossing in Sebring. The zoning is R3 - which allows for up to 12 units per acre.

There are two access points from the Shops at Shelby Crossing. One on the northeast corner and another on the southeast corner of the shopping center property (see site plan). This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 1550 Greenway Drive in Sebring in Highlands County. It's adjacent to the Shops at Shelby Crossing.

The property is located just east of US 27/98 and west of Lake Jackson. Also, it's in close proximity to all of the shopping on US 27/98 and to local schools.

PROPERTY SIZE

15.11 Acres

ZONING

R3

PARCEL ID

C-26-34-28-040-0010-0010

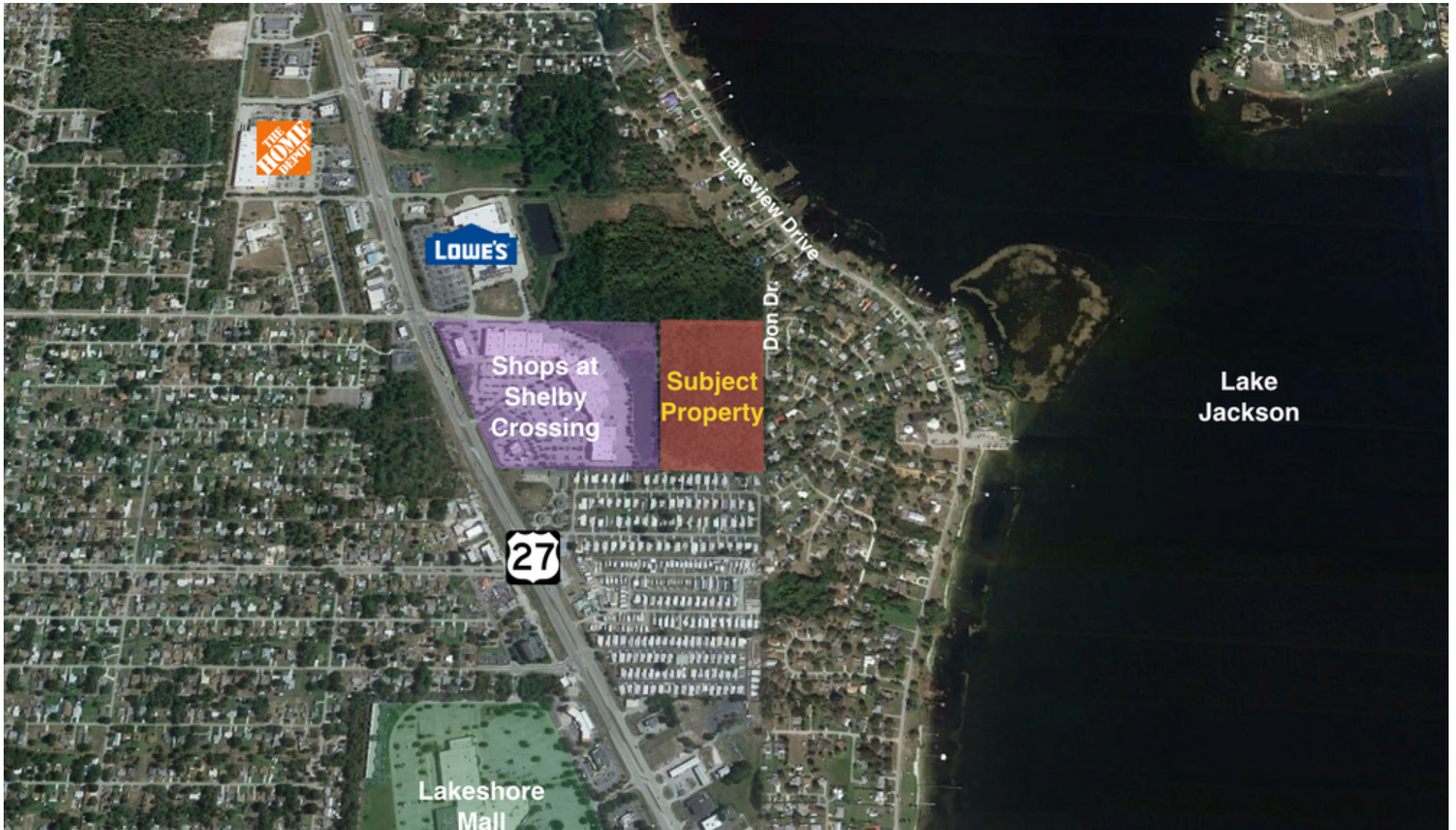
PRICE

\$800,000

BROKER CONTACT INFO

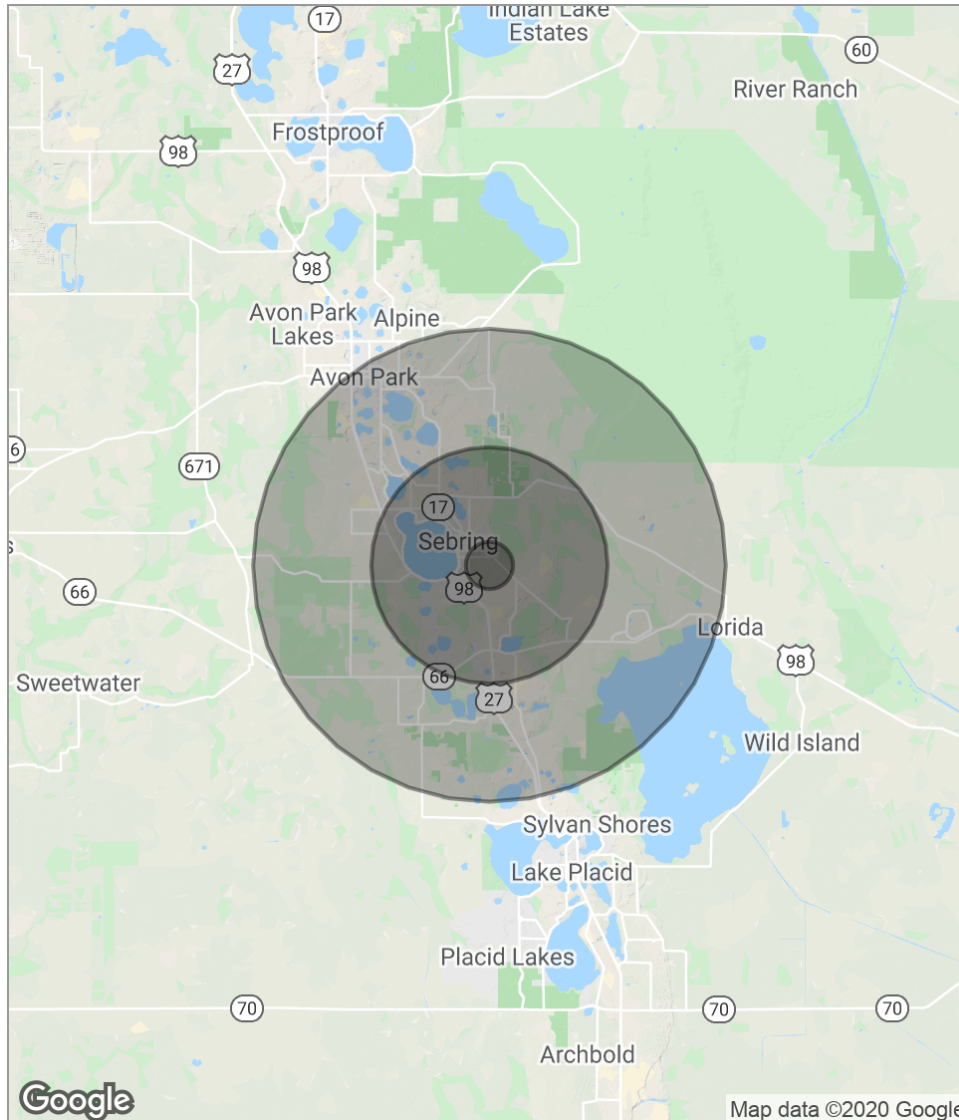
J. Michael Strahan, ALC, CCIM, MAB
Broker Associate
813.287.8787 x5
michael@thedirt dog.com





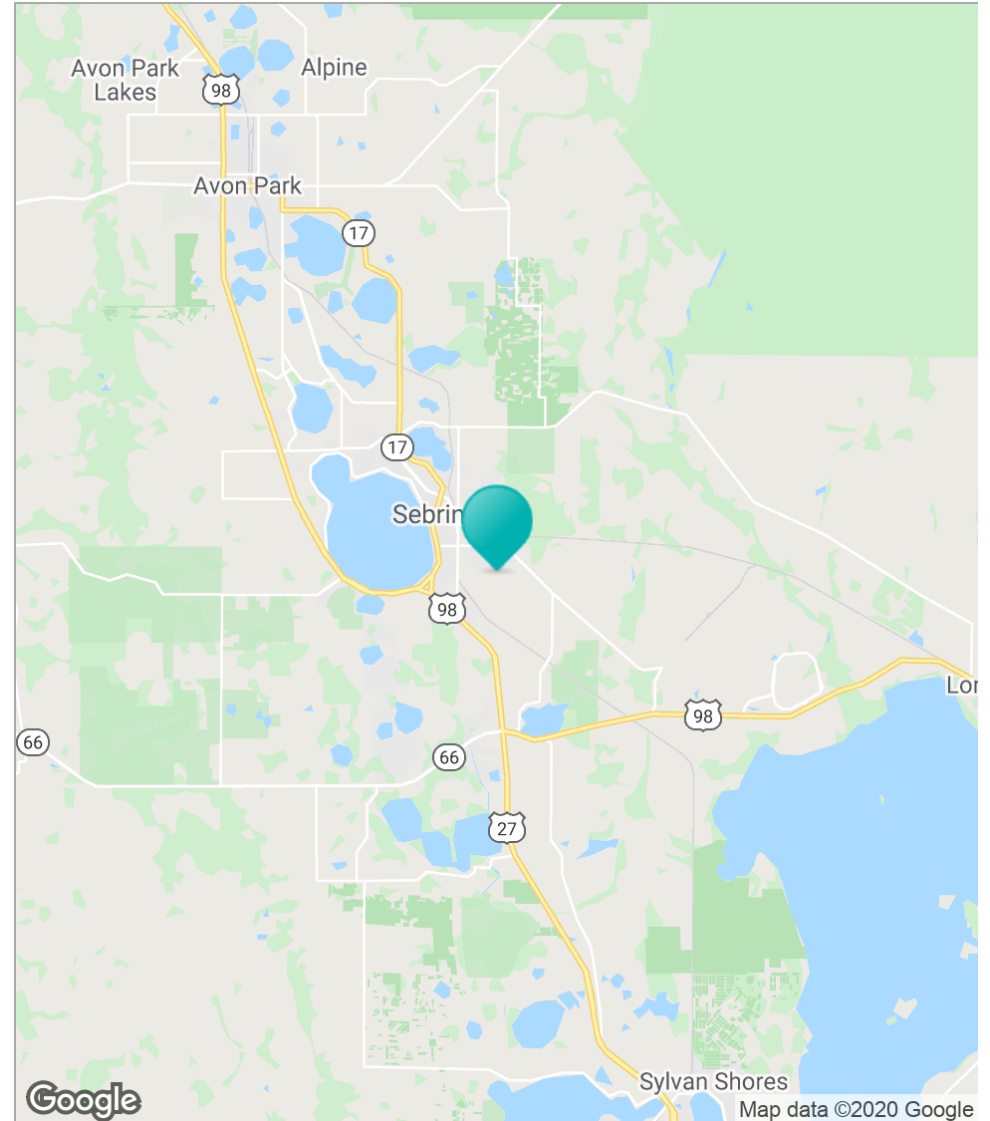
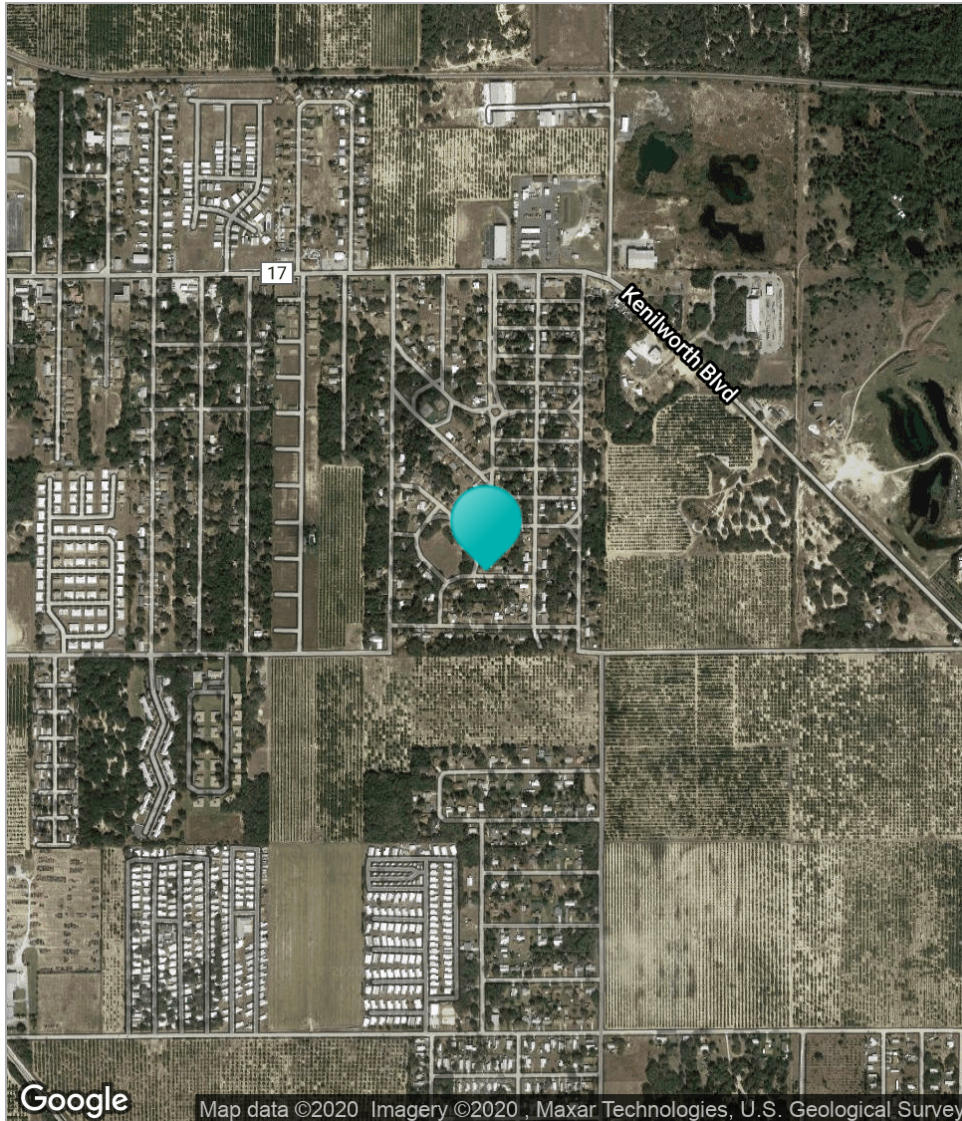
© 2016-2018 Eshenbaugh Land Company, Inc.





POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,202	41,437	78,976
Median age	52.3	53.1	51.4
Median age (Male)	48.2	52.1	49.9
Median age (Female)	54.9	53.9	52.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	934	17,550	32,716
# of persons per HH	2.4	2.4	2.4
Average HH income	\$47,642	\$45,734	\$44,702
Average house value	\$123,788	\$129,056	\$146,227

** Demographic data derived from 2010 US Census*



SHELBY CROSSING // 1550 GREENWAY DRIVE, SEBRING, FL 33870

